This instrument was prepared by
TRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

BOOK 5013 PAGE 641

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James F. Eddings, et ux 104 Issac Dr. Goodlettsville, TN 37072	Same	MAP 7-15 PAR. 37 m-r

FOR AND IN CONSIDERATION of the sum of Six Thousand Seven Hundred Fifty and no/100 ($6,750.00) ---------- Dollars,

GOODLETTSVILLE DEVELOPMENT CO., INC.

has this day bargained and sold and does hereby transfer and convey unto the said JAMES F. EDDINGS and wife, MELBA SUE EDDINGS, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 99 of Grizzard Manor, Section 5, 10th Civil District, Davidson County, Tennessee, as of record in Plat Book 4675, page 164, Register's Office for Davidson County, Tennessee, to which reference is made for a full and complete description of said lot.

Being a portion of the same property conveyed to Goodlettsville Development Co., Inc., by deed from Thomas Grizzard, et al, of record in Book 4579, pages 65 and 69, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (x) property, known as _____

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES F. EDDINGS and wife, MELBA SUE EDDINGS, their heirs and assigns forever, and it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a right to convey it, and that the same is unencumbered, except as of record.

IT FURTHER covenants and binds itself, its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES F. EDDINGS and wife, MELBA SUE EDDINGS, their heirs and assigns, against the lawful claims of all persons.

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantee herein does agree to assume all responsibility for a certain warranty as set forth in restrictive covenants as of record in Book 4875, Page 228, R.O.D.C., with particular reference to paragraph 15 of said restrictive covenants. The Grantee hereunder agrees that the private sewage disposal system for each residential structure on each lot purchased by this conveyance shall comply in full with all Metropolitan Health Department regulations and the Metropolitan Government Code of Law Provisions. It is understood and agreed that the Metropolitan Board of Health has the right to require the Grantee herein of this conveyance to warrant the private sewage disposal system on each lot conveyed herein to the purchaser of any lot or the subsequent purchaser of any lot for a period of three (3) years from the date of the issuance of the building permit, or five (4) years from the date of recording the subdivision plat, whichever occurs first.

The Grantee agrees to repair or replace said private sewage disposal system in accordance with recommendations made by authorized representatives of the Metropolitan Health Department within ten (10) days of the issuance of notice of said recommendation. The Grantor and Grantee herein agree that a copy of this formal written agreement shall be incorporated in the Warranty Deed and shall be filed with the Bureau of Environmental Control of the Metropolitan Health Department within ten (10) days of the execution hereof.

The Grantee herein joins in the execution of this Warranty Deed for the purpose of acknowledging its understanding and agreement to be bound by the covenant herein contained, warranting the public sewage disposal system to be constructed on each lot herein conveyed and said Grantee agrees to relieve the Grantor from all obligations pursuant to said restrictive covenants and conditions contained in paragraph 15 of the restrictive covenants of record in Book 4875, Page 228, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 25th day of February, 1976, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

James F. Eddings

Melba Sue Eddings

GOODLETTSVILLE DEVELOPMENT CO., INC.

BY: _____ President

BY: _____ Sec'y & Treas.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 6750.00 .

Affiant

Subscribed and sworn to before me this 25th day of February, 1976.

Notary Public

My Commission Expires: My Commission Expires NOV. 2, 1977

BOOK 5013 PAGE 643

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C.W. Phiops, a Notary Public in and for said County and State, the within named James F. Eddings and wife, Melba Sue Eddings,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of February 19 76

Commission expires My Commission Expires NOV. 2, 1977

C.W. Phipps
Notary Public

C. W. PHIPPS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE STATE

STATE OF TENNESSEE
Davidson County

Before me, C. W. Phipps, a Notary Public within and for the State and County aforesaid, personally appeared H. S. Moss and W. C. Moncrief Jr with whom I am personally acquainted and who upon (his ~~oath~~) (their several oaths) acknowledged (himself) (themselves) to be the President and Sec'y & Treas. respectively of the Goodlettsville Development Co., Inc., the within named bargainor, a corporation, and that (he) (they) as such President and Sec'y & Treas., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. S. Moss as such President, and attesting the same by the said W. C. Moncrief Jr as such Sec'y & Treas.

Witness my hand and official seal at office at Goodlettsville on this the 25th day of February, 19 76

My commission expires My Commission Expires NOV. 2, 1977

C.W. Phipps
Notary Public

C. W. PHIPPS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE STATE

D 43836

WARRANTY DEED

FROM
GOODLETTSVILLE DEVELOPMENT CO., INC.

TO
JAMES F. EDDINGS and wife, MELBA SUE EDDINGS

IDENTIF. REFERENCE

APR 8 2 22 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-8 76	CONV	*6,750.00			
APR-8 76	S'TAX		B*	17.42	
APR-8 76	PR'FEE		B*	.50	
APR-8 76	W'DEED		B*	6.00	* 23.92

